

**PLANNING COMMISSION MINUTES OF AUGUST 8, 2005**

**2005-0609 – Sunbro Builders** [Applicant] **Anders Olsen Field Jr.** [Owner]: Application for related proposals on a 22,213 square-foot site located at **926 South Wolfe Road** (near Primrose Ave) in an R-0 (Low-Density Residential) Zoning District. (Negative Declaration) (APN: 213-25-010) GC

- **General Plan Amendment** Low-Density Residential to Low-Medium Density Residential
- **Rezone from R-0 (Low-Density Residential) to R-1.5** (Low-Medium Density Residential) Zoning District,
- **Design Review** to allow four new single-family homes, and
- **Parcel Map to subdivide one lot into four lots.**

**Kelly Diekmann**, Associate Planner, presented the staff report. He said that staff is able to make the findings and support the project to amend the General Plan Amendment (GPA) and to rezone based on the neighborhood pattern surrounding this site. The Parcel Map creates four independent parcels with direct access to street. The R-1.5 district has a Floor Area Ratio (FAR) of 50% on each lot and house size and the applicant has complied with this. The applicant has provided a new sketch presenting an alternative color scheme and some modifications to the design as a result of the discussion at the Study Session.

**Chair Hungerford** opened the public hearing.

**Kam Li**, the applicant, said that he felt the staff presentation was good and he had nothing to add.

**Saumil Gandhi**, owner of a nearby property, said that he is opposed to the rezoning as the neighboring properties are R-0 and the rezoning breaks the uniformity and the look of the neighborhood. He said he paid a premium price for his property and believes if two-story housing is allowed, the second-story will allow people to look down on his backyard and reduce his privacy and property value. He said if the Commission approves this project he is requesting permission be given to only build single-level ranch style homes. He requested the builder plants trees to assure privacy and that the fence on his property not be changed. He said he feels that if the four two-story homes are allowed that it will make the area into a concrete jungle.

**Mr. Li**, addressing the concerns of Mr. Gandhi, said that they do not have to take away the existing fence, that trees and landscaping can be discussed to better shield his privacy and that there are two large trees protected that will help with privacy issues.

**Chair Hungerford closed the public hearing.**

**Chair Hungerford** asked staff if the fronts of the houses are facing the street rather than facing internally. Mr. Diekmann said yes.

**Comm. Klein moved Alternative 1, to adopt the Mitigated Negative Declaration and introduce an Ordinance regarding 926 S. Wolfe Road to;**

- a. Amend the General Plan from Low Density Residential to Low Medium Density Residential;**
- b. Rezone from R-0 to R-1.5;**
- c. Approve the Tentative Map and Design Review with attached conditions.**

**Comm. Fussell seconded.**

**Comm. Babcock offered a Friendly Amendment to add a Condition of Approval (COA) for the applicant to work with the abutting neighbors and provide landscaping to address the privacy issues. Ms. Ryan said a COA could be added that requires the landscape plan be shared with the neighbors for their input and subject to approval of staff. The Friendly Amendment was accepted by the maker and the seconder.**

**Comm. Klein** said he was able to make the findings on this project and is happy to see the property divided in a way that allows the single-family homes. This also puts a community-oriented presence on Mangrove replacing the fence that is currently there. He said the Floor Area Ratio (FAR) size of units fits in with community and will be a very good presence.

**Comm. Simons** said he will be supporting this motion. He suggested the neighbors consider adding an extra foot of fencing lattice as it would be valuable in working out some of the privacy concerns.

**Final Action:**

**Comm. Klein made a motion on Item 2005-0609 for Alternative 1, to adopt the Mitigated Negative Declaration and introduce an Ordinance regarding 926 S. Wolfe Road to;**

- a. Amend the General Plan from Low Density Residential to Low Medium Density Residential;**
  - b. Rezone from R-0 to R-1.5;**
  - c. Approve the Tentative Map and Design Review with attached conditions.**
- Comm. Fussell seconded.**

**Motion carried unanimously, 6-0, Comm. Moylan absent.**

**Ms. Ryan** said that this action of the Planning Commission will be forwarded as a recommendation to the City Council and heard at the August 23, 2005 meeting. As of note of clarification, the Council date for this item was originally noticed as August 16, 2005 in error. It was re-noticed with the correct date.